

AGENDA: September 2, 2003

5.1

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: Planned Community Permit—
2505 California Street

RECOMMENDATION

1. Review the Initial Study of Environmental Impact and approve the proposed Mitigated Negative Declaration in accordance with the California Environmental Quality Act.
2. Adopt A RESOLUTION CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND PLANNED COMMUNITY PERMIT FOR AN 8,000 SQUARE FOOT RETAIL/PERSONAL SERVICES DEVELOPMENT AT 2505 CALIFORNIA STREET, to be read in title only, further reading waived.

FISCAL IMPACT

The proposed commercial building is subject to the City's Housing Impact Fee. The fee for the proposed building is approximately \$8,000.

BACKGROUND

Project Description

The applicant, Jennifer Rim, is requesting a Development Review Permit and Planned Community Permit to construct a new 8,000 square foot commercial building at the northwest corner of California Street and Showers Drive. The building will include ground-floor retail and personal service uses in four tenant spaces. The project will share vehicle access from California Street and Showers Drive with the adjacent commercial building at 2512 California Street. The site is currently vacant and is surrounded by a planned residential community ("The Crossings") to the north, multi-family residential uses to the east, and commercial uses to the west and south. The proposed project is located in Area E of the San Antonio Station Precise Plan.

Project Analysis

San Antonio Station Precise Plan

The following is a summary of the proposed project and its compliance with the principles, objectives and development standards for Area E of the San Antonio Station Precise Plan.

Land Use

The site is one of two parcels located within Area E of the San Antonio Station Precise Plan (Attachment 1). Area E permits neighborhood serving retail and personal service uses. The San Antonio Station Precise Plan was adopted in 1991 and was amended in 1996 to permit neighborhood commercial uses.

The proposed retail and personal services building is consistent with the principles and objectives of Area E of the San Antonio Station Precise Plan in that the proposed uses for the building are neighborhood-serving retail and personal service uses that are complementary to the regional retailing and personal service uses of the adjacent San Antonio Shopping Center.

Site Plan

The two properties in Area E are small parcels totaling 1.3 acres which are located near the California Street/Showers Drive intersection. As a result, the Precise Plan encourages shared driveways and access between the two properties within Area E to provide an integrated development at this location. The proposal provides vehicle circulation between both properties, and each property will share driveway access from both California Street and Showers Drive.

Area E requires a soundproof wall at the northern property line. Although the soundproof wall is not on the applicant's property, the applicant has agreed to construct this wall in order to provide noise abatement between their project and the adjacent single-family residential uses (Attachment 2).

Parking

The existing 6,336 square foot commercial building on the adjacent parcel contains 40 parking spaces. The proposed building includes 5,800 square feet of retail space which requires 32 parking spaces and a 2,200 square foot mezzanine area for office and storage uses which requires 7 spaces for a total of 39 required parking spaces. Each parcel in Area E will have their required parking spaces located on their respective parcels; however, vehicles from

each parcel will be permitted to park on either parcel. Together, both properties require 79 parking spaces and 79 spaces are proposed.

Floor Area/Setbacks/Height

The development standards for Area E do not include floor area maximums. The floor area for a building in Area E is determined by the Precise Plan development standards which include height, setback and parking requirements.

The Area E development standards allow buildings up to 25' in height. The proposed building is 25' at its highest point. The building is one story with a mezzanine area that can only be used by the ground-floor tenants for office or storage uses.

The Area E development standards require a 15' setback along California Street and Showers Drive, and the proposed building complies with these setback requirements.

Landscaping

The site plan includes approximately 25 percent landscaping, which exceeds the minimum 15 percent landscaping requirement for Area E. The proposed landscaping along the California Street and Showers Drive sides of the property will match the existing pattern and landscape species along these streets.

The existing landscape buffer along the northern property line between the single-family residential uses and the proposed use will be increased to 5', which is required by the Precise Plan.

Building Design

The Precise Plan specifies that new buildings shall utilize durable, high-quality materials such as brick, stone or stucco. The proposed exterior materials include a high-quality, specialty plaster product which will provide subtle variations in color and texture to provide visual interest to the walls of the building. Stainless-steel individual letters are proposed for signage for the building and architectural metal awnings and trellises are provided along the building walls and at the trash enclosures.

The proposed building enhances the corner at California Street and Showers Drive by including pedestrian connections and entries from the sidewalk, storefront glazing, architectural lighting and landscaping walls. These elements help provide the primary focal points at the corner of the building. The interior facade of the building, which faces the

adjacent residential uses and existing commercial building, includes building entries from the parking lot and storefront glazing.

The building includes traditional retail elements which are compatible with the general commercial character of retail buildings found along California Street. These elements include pedestrian entries from the sidewalks, storefront glazing and awnings or trellises.

Roof equipment for the new building will be screened from view from the street and adjacent residential uses. New trash enclosures at the site will also be designed to match the color and materials of the building, and any lighting on the building or in the parking lot will be shielded to avoid any off-site glare and nuisance.

PUBLIC INPUT

The project architect met with residents of The Crossings on January 29, 2003 to discuss the proposed development. Concerns expressed by residents at this meeting included security and noise issues and the location of the proposed trash enclosures. Staff also met with several residents of The Crossings on February 21, 2003 to further discuss these issues, and several e-mails and letters from residents were also later submitted. To mitigate these concerns, a soundproof wall will be constructed on the property line adjacent to single-family residences; the trash enclosures will be located away from residents and in the center of the parking lot; and additional conditions relating to security at the site have been placed on the project. A summary of concerns from adjacent residents are listed in Attachment 5.

Zoning Administrator Hearings

Zoning Administrator hearings were held on this project on February 26, 2003 and July 23, 2003. Several letters and e-mails from concerned residents were submitted into the record at these hearings.

CONCLUSION

In conclusion, the project meets the intent and objectives for Area E of the San Antonio Station Precise Plan. The proposal also creates clear and convenient pedestrian access to the new building while improving vehicular access and circulation to the site and the adjacent commercial property. Additionally, specific conditions of the project will help minimize existing and potential impacts to adjacent single-family residences. Staff recommends that the City Council approve the Development Review Permit and Planned Community Permit and adopt the attached resolution and conditions of approval.

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ALTERNATIVES

1. Modify the proposed conditions of approval.
2. Deny the Development Review Permit and Planned Community Permit, finding that the project is not consistent with the intent and objectives of the San Antonio Station Precise Plan.

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PUBLIC NOTICING

Agenda posting, noticed the local newspaper and mailed to all property owners within 300' of the subject property.

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Approved by:

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MA/9/CAM
891-09-02-03M-E^

Attachments:

1. Location Map
2. Site Plan
3. Elevation: Corner of California Street and Showers Drive
4. Project Elevations and Streetscape
5. Public Input Summary
6. Resolution for a Planned Community Permit and Development Review
Permit with Attached Recommended Conditions of Approval
7. Initial Study and Mitigated Negative Declaration

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2003

A RESOLUTION CONDITIONALLY APPROVING A DEVELOPMENT REVIEW
PERMIT AND PLANNED COMMUNITY PERMIT FOR AN 8,000 SQUARE FOOT
RETAIL/PERSONAL SERVICES DEVELOPMENT AT 2505 CALIFORNIA STREET

WHEREAS, an application was received from Jennifer Rim for a Development Review Permit and Planned Community Permit for an 8,000 square foot retail/personal services development at 2505 California Street (Application No. 199-02-PCZA); and

WHEREAS, the Zoning Administrator held a public hearing on February 26, 2003 and July 23, 2003 on said application and recommended that the City Council conditionally approve the Development Review Permit and Planned Community Permit subject to the findings and conditions of approval contained in the findings report; and

WHEREAS, on September 2, 2003, the City Council held a public hearing on said application and received and considered all evidence presented at said hearing, including the findings report and staff report from the Zoning Administrator; and

WHEREAS, staff has determined that this project will not have a significant impact on the environment as described in the Mitigated Negative Declaration and Initial Study;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines that this project will not have a significant impact on the environment and hereby grants the Mitigated Negative Declaration, which is incorporated by reference herein.

BE IT FURTHER RESOLVED by the City Council that said application is consistent with the General Plan, San Antonio Station Precise Plan and zoning requirements of the City.

BE IT FURTHER RESOLVED by the City Council that the Development Review Permit and Planned Community Permit for said project are hereby granted subject to the developer's fulfillment of each and all of the conditions which are attached hereto and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

MA/6/RESO
891-09-02-03R^